

Dear Representative Luxenberg, Senator Moore, and members of the Housing Committee:

My name is [Claire Weihe](#). I am a resident of [New Haven](#), and a member of [Mothers and Others for Justice](#).

I am testifying in support of a rent cap and in support of SB 4, **with changes** to better protect tenants and have a state where people are not priced out of their community.

We all deserve a quality and affordable place to live, whether you are a student, a doctor, a service worker, a childcare worker - all of us in Connecticut deserve stable housing, with reliable and affordable rent prices. For too long, corporate and absentee landlords have been raising the rents, while wages are not outpacing the drastic rent hikes. This is housing injustice and benefits the wealthy in other states. These rent hikes are affecting low-income, Black and brown communities the most, so as much as this is a housing justice issue, it is also a racial justice and economic justice issue. As a former public health student one of the main points to maintain public health was a quality, stable, safe, and affordable place to live. A home. A home sets a family up to create a community of care around them, so that as a community they might imagine and reach their wildest dreams. A home allows for stability to grow up in one place. A home might allow for stress levels to be reduced to a healthy amount, especially the stress surrounding shelter. When I was working at a housing agency in New Haven that houses families experiencing homelessness, I learned how the trauma of homelessness and housing insecurity impacts entire families, far beyond their time in the shelter. The aftermath of housing insecurity can have detrimental effects on mental and physical health. I hope you really begin to listen to the masses of people that are taking time out of their busy lives, to stand up for something that no one should worry about. When someone has to worry about housing, that can often be their only priority, and living in survival mode does not allow for a healthy life. You have the opportunity to reduce homelessness and impact so many people and families here in Connecticut. Making housing affordable should be a top priority, and with changes to this SB 4 we have a chance of lowering the amount of people who are cost burdened by their rent which is now approximately 52% of people in connecticut - an unacceptably high statistic.

I strongly support a rent cap, but SB 4 would be stronger with the following changes:

- **The cap should be lower—I suggest 2.5 %.** This tracks pre-pandemic average rent increases and would be affordable and predictable to tenants.
- **It should cover apartments in between tenants** so landlords can't push out tenants to increase the rent.
- **It should expand good cause eviction protections** to cover all tenants so they have greater stability in their homes.

With these changes in place, we can work together to make Connecticut a better place to live rather than one where people are getting evicted and priced out of their communities.

Sincerely,

[Claire Weihe](#)

[Mothers and Others for Justice](#)

[New Haven, CT](#)